

In re:  
Scott A. Urbinati  
Debtor

Case No. 20-11159-amc  
Chapter 13

District/off: 0313-2  
Date Rcvd: Dec 19, 2022

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 2

The following symbols are used throughout this certificate:

**Symbol** **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 21, 2022:**

Recip ID	Recipient Name and Address
db	+ Scott A. Urbinati, 106 Grays Lane, Lansdale, PA 19446-6409
	+ Linda A. Blaki, 106 Grays Lane, Lansdale, PA 19446-6409

TOTAL: 2

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 21, 2022

Signature: /s/Gustava Winters

---

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 19, 2022 at the address(es) listed below:

Name	Email Address
ADAM BRADLEY HALL	on behalf of Creditor MIDFIRST BANK amps@manleydeas.com
ALYK L OFLAZIAN	on behalf of Creditor MIDFIRST BANK amps@manleydeas.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor Toyota Lease Trust bnicholas@kmllawgroup.com bkgroup@kmllawgroup.com
PAUL H. YOUNG	on behalf of Debtor Scott A. Urbinati support@ymalaw.com ykaecf@gmail.com,paullawyers@gmail.com,pyoung@ymalaw.com;youngpr83562@notify.bestcase.com,tkennedy@ymalaw.com,lesliebrown.paralegal@gmail.com
SCOTT F. WATERMAN (Chapter 13)	ECFMail@ReadingCh13.com

District/off: 0313-2

User: admin

Page 2 of 2

Date Rcvd: Dec 19, 2022

Form ID: pdf900

Total Noticed: 2

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re:

Scott A. Urbinati

:  
: Case No.: 20-11159  
: Chapter 13  
: Judge Ashely M. Chan  
Debtor(s) : \* \* \* \* \*

MidFirst Bank

vs

Scott A. Urbinati  
Linda A Blake

Scott F. Waterman

:  
: Date and Time of Hearing  
: Place of Hearing  
: July 15, 2020 at 11:00 a.m.  
:  
: U.S. Bankruptcy Court  
: 900 Market Street, Suite 400, Courtroom #4  
: Philadelphia, PA, 19107  
:  
Respondents.

**ORDER OF COURT**

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2022 upon consideration of the Certification of Default filed by MidFirst Bank ("Creditor"), it is hereby **ORDERED**, that the Automatic Stay and Co-Debtor Stay be and hereby is terminated as it affects the interest of Creditor in and to the property located at 106 Grays Lane, Lansdale, PA 19446 and more particularly described in the Mortgage, recorded December 18, 2013, at Mortgage Book Volume 13727, Page 00067-00079 as Instrument Number 2013124094.

BY THE COURT

Date: December 19, 2022



---

ASHELY M. CHAN, JUDGE  
UNITED STATES BANKRUPTCY COURT

CC:

Alyk L. Oflazian, Attorney for Creditor, Manley Deas Kochalski LLC, P.O. Box 165028, Columbus, OH 43216-5028 (notified by ecf)

Office of U.S. Trustee, Party of Interest, (Registered address)@usdoj.gov (notified by ecf)

Scott F. Waterman, Chapter 13 Trustee, 2901 St. Lawrence Ave., Suite 100, Reading, PA 19606, ECFMail@ReadingCh13.com (notified by ecf)

Paul H. Young, Attorney for Debtor and/or Co-Debtor, 3554 Hulmeville Rd., Ste 102,  
Bensalem, PA 19020, support@ymalaw.com (notified by ecf)

Scott A. Urbinati and Linda A Blake, Debtor and/or Co-Debtor, 106 Grays Lane, Lansdale,  
PA 19446 (notified by regular US Mail)